



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

**AHVP Program Notice 2020-1**

To: AHVP Administering Agencies (AAs)  
From: Cecilia Woodworth, Assistant Director of State Programs  
Subject: **AHVP FY21 Ceiling Rents**  
Date: September 21, 2020  
cc: Brendan Goodwin, Director, Division of Rental Assistance  
Tara O'Neill-Rosales, Deputy Director, Division of Rental Assistance  
Stephanie Kan, AHVP & DMHRSP Coordinator

---

We are happy to announce **AHVP FY21 ceiling rents effective for new lease ups on October 1, 2020 and for existing leases on December 1, 2020**. The FY21 ceiling rents are attached and will also be posted on the AHVP webpage at <https://www.mass.gov/service-details/alternative-housing-voucher-program-ahvp>.

- **For new lease ups (including relocations and transfers), the FY21 ceiling rents are effective for any new leases beginning on or after 10/1/2020.**
- **For rent increases, the FY21 ceiling rents are effective for any rent increase beginning on or after 12/1/2020.** If the FY21 ceiling rent is lower than the requested rent increase, the approved rent increase cannot exceed the FY21 ceiling rent (and rent reasonableness, etc.; waivers may be requested as necessary), but the current contract rent does not need to be lowered.
- **For existing units with no status change (relocation, rent increase, etc.) and where the FY21 ceiling rent is lower than the current contract rent, the participant will be held harmless.** For these particular units, the FY21 ceiling rents do not need to be applied until there is a rent increase or similar change to the existing unit.
- **For all other situations, the FY21 ceiling rent is applied at the next recertification or interim reexamination that is effective on or after 12/1/2020.**
- For waivers and reasonable accommodations, the procedures remain the same and may still be requested as necessary. Revised waivers for most existing overages are not necessary. However, a new or revised waiver must be requested in the rare case that the FY21 ceiling rent now creates a new overage where none previously existed or where a lesser overage previously existed.

Please contact Stephanie Kan, AHVP & DMHRSP Coordinator, at [Stephanie.Kan@mass.gov](mailto:Stephanie.Kan@mass.gov) or 617-573-1222 with any questions or concerns.